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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
5952 Silver Creek Valley Road
San Jose, California
ERAS Project Number 17128**

Prepared for:

**Mr. KD Patel
Buddy Silvercreek LLC
6669 Elwood Road
San Jose, California 95120**

Prepared by:

**ERAS Environmental, Inc.
July 14, 2017**



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Mr. KD Patel
Buddy Silvercreek LLC
6669 Elwood Road
San Jose, California 95120

Re: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
5952 Silver Creek Valley Road
San Jose, California
ERAS Project Number 17128

Dear Mr. Patel:

ERAS Environmental (ERAS) is pleased to provide you with the attached Phase I Environmental Site Assessment (ESA) for the above referenced Property. The assessment included a visual reconnaissance of the Property, a review of environmental databases for nearby sites, a review of historical maps, city directories and aerial photographs, an interview with the owner and review of available files regarding the Property with the building and environmental health departments as deemed necessary. Conclusions and recommendations presented in our report were based upon the completion of these activities.

If you have any questions regarding the information in this report, please don't hesitate to call us. It has been a pleasure working with you on this project.

Sincerely,
ERAS Environmental, Inc.

A handwritten signature in blue ink, appearing to read 'Andrew Savage'.

Andrew Savage
Project Geologist

A handwritten signature in blue ink, appearing to read 'David Siegel'.

David Siegel
Senior Program Manager

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1.0 INTRODUCTION

1.1 Purpose and Scope

This Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the subject site (cited hereinafter as the "Property"). The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-13.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part (40 CFR Part 312). We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The environmental professional's resume is included in **Appendix A**.

The assessment included four main components: Records Review, Historical Use Information Review, Visual Reconnaissance of the Property, and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. The objective of the visual reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Property. The objective of the interviews is to obtain additional information indicating recognized environmental conditions in connection with the Property. The report includes documentation to support the analysis, opinions and conclusions as presented.

1.2 Authorization

Authorization to perform this assessment was provided by Mr. KD Patel of Buddy Silvercreek LLC on June 30, 2017 in response to ERAS proposal dated June 29, 2017. ERAS understands the Property is being considered for redevelopment with a hotel.

1.3 Limitations and Exceptions

ERAS has performed the services for this project in accordance with our proposal, and in accordance with current standards of the American Society for Testing and Materials (ASTM) for Phase I Environmental Site Assessments (ASTM standard E1527-13). No guarantees are either expressed or implied.

The investigation was limited to a search for *recognized environmental conditions*. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

There is no investigation which is thorough enough to preclude the presence of hazardous materials, which presently, or in the future, may be considered hazardous at the Property. Because regulatory evaluation criteria are constantly changing, concentrations of constituents presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The visual reconnaissance was limited to observation of surface conditions at the Property. *Reasonably ascertainable* information was obtained. This information is publicly available and obtainable from its source within reasonable time and cost constraints, and is reasonably reviewable. This approach reflects current ASTM standards unless the information obtained as part of this work suggests the need for further investigation. No warranty or guarantee of Property conditions is intended.

The investigation addressed recognized environmental conditions at the Property. However, certain conditions, such as those listed below, may not be revealed:

- 1) naturally occurring toxic materials in the subsurface soils, rocks, water, or toxicity of on-site flora;
- 2) toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- 3) biological pathogens;
- 4) contaminant plumes below sampled or observed surface levels, originating from a remote source;
- 5) constituents or constituent concentrations that do not violate present regulatory standards, but may violate future standards;
- 6) unknown impact to the Property, such as "midnight" dumping and/or accidental spillage which may occur following the visual reconnaissance of the Property by ERAS.

Opinions and judgments expressed herein, which are based upon our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

2.0 PROPERTY DESCRIPTION

2.1 Location and Jurisdiction

The subject property (hereinafter the "Property") is located at 5952 Silver Creek Valley Road on the southeast side of Silver Creek Valley Road near the intersection of Silver Creek Valley Road and Hellyer Avenue in the southeastern portion of the City of San Jose. This Property consists of a rectangular shaped parcel identified by APN number 678-93-015. The 1 Mile Radius Map included as a site location map in **Appendix B** shows the location of the Property. Current photographs showing important details of the Property are included in **Appendix C**.

2.2 Property Description

An ERAS representative visited the Property on June 29, 2017. The Property consisted of an approximately 2.18-acre area. At the time of the site inspection the Property was unoccupied and undeveloped.

The Property was in an area of commercial land uses. To the northeast of the Property was General Electric at 5900 Silver Creek Valley Road and to the southeast of the Property was a multi-tenant commercial building at 329-341 Piercy Road. To the southwest of the Property was a shopping center at 5968 through 5988 Silver Creek Valley Road. The shopping center contained North American Title, Niji Sushi Ramen, Julio's Fresh Mex, Genuine Heros, Kumon, Century 21, Balance Yoga Center, Aveda, Swan Pools, State Farm, and Super Low Zone. To the northwest of the Property was Silver Creek Valley Road and across the street were office buildings at 5905 through 5965 Silver Creek Valley Road.

The Property consisted of an undeveloped dirt lot with contained a large amount of vegetation growth. No evidence of development was observed on the Property. One pad mounted transformer was observed along the southwestern side of the Property. No leaks or spills were observed in the vicinity.

No hazardous materials were observed on the Property. Septic systems, drywells or monitoring wells were not observed on the Property by ERAS. No evidence of above ground storage tanks (AST) or underground storage tanks (UST) was observed on the Property by ERAS. No evidence of leakage, spillage or dumping of regulated material was observed on the Property by ERAS.

A Site Plan (**Figure 2**) illustrating important features of the Property is included in **Appendix B**. Observations made by ERAS at the time of the site visit are shown on the site reconnaissance checklist in **Appendix E**.

2.3 Property Use

The Property was vacant from 1939 through the early 1940's. From the mid 1940's through at least 1980 the Property was occupied by a residential house, out buildings (barns), and an orchard. From sometime between 1980 and 1987 through the present the Property has been a vacant undeveloped lot.

See additional information in **Section 4.0, Historical Use Information**.

2.4 Suspect ACM/PCBs/Lead Paint/Lead in Drinking Water

Asbestos

There are no buildings remaining on the Property, therefore no suspect asbestos containing materials were identified.

PCBs

One pad mounted transformer was observed on the southwestern edge of the Property. No leaks or spills were observed in the vicinity. Oil containing electrical transformers are usually owned and serviced by Pacific Gas and Electric Company who would be responsible to remedy any releases. No indications of leaks or spills were noted in this area. No other potential PCB containing equipment was observed on the Property at the time of the site visit.

Lead Paint

No buildings were present, therefore, there is not likely to be lead paint present at the Property.

Lead in Drinking Water

A survey of the building for lead in drinking water was not requested in the Scope of Work for this assessment. Testing for lead in drinking water is not usually recommended unless the planned uses are for specific sensitive uses such as hospitals, residential, elderly care facilities or children's day care centers. Since ERAS understands the Property is to be used for other commercial purposes, this sampling is not recommended.

2.5 Physical Setting

The subject property is in the southeastern part of the city of San Jose, in the San Francisco Bay Area. The San Francisco Bay Area occupies a broad alluvial valley that slopes gently northward toward San Francisco Bay and is flanked by alluvial fans deposited at the foot of the Diablo Range to the east and the Santa Cruz Mountains to the west. The northern part of the valley is called the Santa Clara Valley.

Elevation of the Property is approximately 203 feet above MSL, according to the United States Geological Survey (USGS) San Jose East 7.5 Minute Series Topographic Map. Regionally, the topography slopes northwestward toward San Francisco Bay. Topography in the vicinity of the Property slopes gently to the southeast towards Coyote Creek.

2.6 Geologic and Soil Conditions

The Property is underlain by alluvial sediments that have been derived from the nearby upland surfaces and were deposited in a series of coalescing alluvial fans. The sediments underlying this part of the Santa Clara Valley are divided into two units, based upon age (California Department of Water Resources, 1967). The younger alluvium is of Holocene to Pleistocene age and is composed primarily of unconsolidated sands, gravels, silts and clays and is up to 200 feet thick. Thick deposits of coarse grained alluvial deposits are found in the vicinity.

The Property is likely underlain by near surface clayey soils with coarser grained sands and gravels occurring to a depth of several hundred feet. Below the younger alluvium is the less permeable Santa Clara Formation, of Pleistocene age. The Santa Clara Formation is composed of poorly sorted and irregularly bedded gravels, silts, sands and clays. This unit is underlain by Franciscan basement

rock of Cretaceous to Jurassic age.

2.7 Groundwater Conditions

The subject site is in the southern part of the San Jose Plain, the surface of which slopes gently down toward San Francisco Bay. The San Jose subarea is considered a separate groundwater subarea because groundwater exists here under nearly completely confined conditions, which makes it unique from any other subarea of the Santa Clara Valley groundwater basin (California Department of Water Resources, 1967). The San Jose Plain subarea is the most important portion of the South Bay Groundwater Basin because water-bearing sediments are extremely permeable, groundwater is confined, recharge occurs on three sides, and the total thickness of water-bearing sediments is greater than in any other portion of the basin.

The regional groundwater flow follows the topography, moving from areas of higher elevation to areas of lower elevation. The groundwater flow direction in the area of the Property is estimated to be toward the southeast due to its proximity to the Coyote Creek and the local topography.

3.0 REGULATORY AGENCY RECORDS REVIEW

3.1 Standard Federal and State Environmental Record Sources

Groundwater provides the primary migration route for subsurface contamination from off-site sources to the Property. In the vicinity of the Property the groundwater flow direction is estimated to be generally toward the southeast.

Only the sites that are directly up-gradient or in close proximity (adjacent) are usually considered to pose a threat to subsurface environmental conditions under the Property. The potential impact of off-site contaminants to the Property are based on the type of chemical released, the severity of the release, status of remediation or cleanup, and nature of the groundwater in the area of impact and area of the Property.

Sites where groundwater is known to be impacted are listed on a variety of Federal and State databases and are the cases most likely to affect other nearby parcels. These databases are listed below. Databases searched for specified radii around the Property also include reported spills of hazardous materials (ERNS).

Fuel hydrocarbons generally do not migrate as readily as other chemicals such as certain solvents; consequently, reported fuel leak sites at distances greater than ½ mile from the Property are not considered imminent threats and are not plotted on database maps. Leaks from underground storage tank sites are the most common source of local contamination. Leaks of this type generally do not extend down-gradient more than approximately 500 feet (approximately 1/10 mile) except under unusual conditions. All toxic sites within a 1-mile radius are plotted and reviewed to determine potential threats to the Property.

Information from standard Federal and State environmental databases was provided to ERAS by Environmental Data Resources (EDR) of Connecticut. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data to enhance matching of street addresses. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geo-coded locations is +/- 300 feet.

Maps in the EDR report show the locations of all sites identified relative to the location of the Property. The Property is indicated as TP (Target Property) on the database. The following databases represent the known and likely leak sites that could potentially pose a threat to environmental conditions under the Property. These represent the databases that are consistent with the ASTM-standard environmental databases.

The database includes a large number of supplemental, proprietary and non-ASTM standard databases that include many duplicate listings of sites that are already listed in the below-listed databases. ERAS reviewed all of the listings provided in the databases as part of the process of evaluation of risk to the Property and further evaluates any site listings that ERAS considers significant.

<u>List Type</u>	<u>Approximate Search Distance in Miles</u>
NPL	1.0
CERCLIS	0.5
CORRACTS	1.0
CONTROLS	0.5
ERNS	Property
ENVIRONSTOR	1.0
LUST	0.5
SLIC	0.5
VCP	0.5
Brownfields	0.5

3.2 Findings From Database Review

The Property and the adjacent sites were not listed on the databases searched for this assessment.

The locations of the other identified sites, relative to the Property, are shown on the **1 Mile Radius, .5 Mile Radius and .25 Mile Radius** maps in the EDR Report in **Appendix D**.

NPL

NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

No NPL sites were listed within 1 mile of the Property.

CERCLIS

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL. This database contains a listing of NPL Sites.

No CERCLIS sites were listed within ½ mile of the Property.

CORRACTS

This database contains Investigation or cleanup activities at Resource Conservation and Recovery Act (RCRA) or state-only hazardous waste reported by the California Department of Toxic and Substance Control.

No CORRACTS sites were listed within 1 mile of the Property.

CONTROLS

Controls, this database identifies sites that have liens reported by the California Department of Toxic and Substance Control, land use control information pertaining to the former Navy base realignment and closure properties, engineering controls sites, and sites with institutional controls.

No Controls sites were listed in this database within ½ mile of the Property.

ERNS

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database contains a listing of discharge locations. Agency: National Response Center

The Property was not identified on this database.

ENVIROSTOR

This database identifies confirmed release sites where DTSC is involved in remediation, either in a lead role or oversight capacity.

Four ENVIROSTOR sites were listed within 1.0 miles of the Property. None of the identified sites were located up-gradient and in a close vicinity. Based on the distance and direction these sites are not considered likely to pose a threat to the subsurface environmental conditions beneath the Property.

LUST

The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. These sites include those that have not yet been cleaned up and now have a status of Case Open and those which have been cleaned up and have a case status of Closed. Fuel leak sites rarely affect an area more than 1/8 mile from its source except under unusual conditions. Most contamination from these sites is confined to areas within 500-700 feet of the leak source.

One LUST site was listed within ½ mile of the Property. The identified site, Coyote Creek Business Park was located almost ½ mile to the southwest of the Property in a cross-gradient direction. Based on the distance and direction this site is not considered likely to pose a threat to the subsurface environmental conditions beneath the Property.

SLIC

The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. Sites listed as "closed" have had remediation completed and are now considered closed by the agency. These listings include SLIC sites that are listed on Federal, state and county listings.

No SLIC sites were listed within ½ mile of the Property.

VCP

This database contains a listing of sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

No VCP sites were listed within ½ mile of the Property.

BROWNFIELDS, A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provide information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

No US Brownfields sites were listed on the database within ½ mile.

Only sites that are listed as potentially contaminated and are in close proximity or in a direction directly up-gradient are considered as potential threats to the Property. No additional sites, other than those leak sites identified above, were identified on these databases.

3.3 Off-site Sources and Agency File Reviews

No sites were identified above, which are in close proximity to the Property, and/or which could possibly affect subsurface environmental conditions at the Property. Therefore, ERAS determined that a review of agency files, for off-site sources, was not necessary.

4.0 HISTORICAL USE INFORMATION

Available historical data were researched to obtain information regarding the past uses of the Property and adjacent sites, especially as the information may pertain to environmental conditions or concerns.

4.1 Historical Information Review

The United States Geological Survey San Jose East, California 7.5 Minute Series Topographic Map, shows the site elevation at approximately 200 feet with a local topographic slope down to the southeast.

Historical USGS Topographic Maps

Topographic maps which include the location of the Property were reviewed online at <http://www.historicaerials.com/>. Maps dated 1939, 1946, 1955, 1959, 1962, 1963, 1967, 1969, 1975, and 1980 were reviewed.

The Property was indicated to have been vacant and undeveloped between 1939 and 1946. In 1955 the Property was indicated to have been developed with a residential house, two out buildings (barns), and an orchard. Between 1959 and 1967 the Property was indicated to have been occupied by a residential house and an orchard. Between 1969 and 1980 the Property was indicated to have been occupied by a residential house, one out building (barn), and an orchard.

Historical Aerial Photographs

ERAS reviewed historical aerial photographs, which included the Property, online at <http://www.historicaerials.com/>. Photographs dated 1948, 1956, 1960, 1968, 1980, 1987, 1993, 1998, 2002, 2005, 2009, 2010, and 2012 were reviewed.

The photograph dated between 1948 and 1980 show the Property developed with a farm house, out buildings (barns), and an orchard. Between 1987 and 2012 the Property was shown to have been vacant and undeveloped land.

Historical City Directories

ERAS reviewed historical city directories at the City of San Jose Library dated 1939, 1943, 1947, 1952, 1955, 1960, 1965, 1970, 1975, 1981, 1985, 1990-91, 1995-96, 1999-2000, 2005, 2010, and 2015.

There were no listings for the Property between 1939 and 2015.

4.2 Interview

ERAS reviewed an environmental questionnaire form completed by the Property owner, Ms. Katherine Hwang. According to Ms. Hwang she has owned the Property for over 22 years. She indicated that the Property has been vacant and undeveloped land during the entire time.

Ms. Hwang was not aware of: 1) evidence of contamination on the Property; 2) potential sources of contamination on the Property, or 3) lawsuits or administrative proceeding for the release of hazardous substances on the Property.

Mr. Hwang's responses were compiled on ERAS Environmental Questionnaire along with observations made by ERAS at the time of the site visit. The Environmental Questionnaire is included as **Appendix E**.

4.3 Building Department and Environmental Department Review

City of San Jose Building Department

ERAS requested the City of San Jose Building Department records for the Property on June 29, 2017. No building department records were available for the Property.

San Jose Fire Department

ERAS requested the City of San Jose Fire Department records for the Property on June 29, 2017. No records were available for review for the Property.

Santa Clara County Department of Environmental Health

ERAS requested the available records for the Property on June 28, 2017. ERAS was informed on the same day that no records for the Property were available for review.

4.4 Synopsis of Previous Environmental Investigations

There was no indication in any of the records reviewed that the Property was the site of any subsurface investigations or remedial activities related to any release of hazardous materials on the Property.

4.5 Environmental Liens

There was no indication that the Property was the site of any on going subsurface investigations or remedial activities related to any additional release of hazardous materials on the Property, therefore a search for environmental liens for the Property was not considered likely to add additional information for this assessment.

5.0 RECONNAISSANCE

Photographs were taken during the reconnaissance to document the features observed and any environmental conditions of concern. Photographs are included in **Appendix C**.

5.1 Visual Reconnaissance of the Property

ERAS conducted a visual reconnaissance of the Property on June 29, 2017 to identify potential indications of environmental concern. The items listed in this section, if any, are representative of those which could pose recognized environmental conditions as indicated in the ASTM standard for conducting environmental site assessments.

Drums, Containers, and Storage Tanks

The on-site reconnaissance addressed containers, drums, above ground storage tanks, and other storage units containing materials, which may pose an environmental threat at the Property. No such items were observed.

Evidence of Waste Disposal

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits and lagoons, which may have been used for disposal purposes at the Property. No such items were observed on the Property.

Surface Fill

The on-site reconnaissance did not reveal any evidence of surface fill.

Surface Staining and Stressed Vegetation

No stressed vegetation was observed on the Property during the on-site reconnaissance. Some surficial oil spotting was observed from parked vehicles. None of the surficial staining was observed in the vicinity of any cracks or drains.

Transformers

One pad mounted transformer was observed along the southwestern side of the Property. No leaks or spills were observed in the vicinity.

Air Stacks, Vents, and Odors

The on-site reconnaissance addressed air stacks, vents, and strong, pungent or noxious odors at the Property. No such items were noted.

Evidence of Underground or Aboveground Storage Tanks

No such items were observed on the Property.

Conduits to Groundwater

Groundwater production wells or dry wells were not discovered on the Property.

Evidence of Improper Waste Discharge

Pipes and/or vents, indicating improper discharge of wastes, were not found at the Property.

On-Site Environmental Management Practices

The on-site reconnaissance addressed the following environmental management practices.

Solid Waste

No solid waste was observed.

Hazardous Materials and Waste

No hazardous materials or waste was observed.

Treatment Facilities

No indications of wastewater disposal or treatment facilities were observed at the Property during the on-site reconnaissance.

Application of Pesticides, Herbicides or Fertilizers

No evidence of the application of pesticides, herbicides, or fertilizers was indicated during the on-site reconnaissance.

General Environmental Practices

No indications of adverse environmental practices were observed on the Property during the on-site reconnaissance.

5.2 Adjacent and Nearby Site Uses

The following observations were made of parcels adjacent to the Property:

Northeast	General Electric at 5900 Silver Creek Valley Road
Southeast	Multi-tenant commercial building at 329-341 Pierce Road
Southwest	Shopping center at 5968 through 5988 Silver Creek Valley Road
Northwest	Silver Creek Valley Road and office buildings at 5905 through 5965 Silver Creek Valley Road

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

ERAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property. Any exceptions to, or deletions from this Practice are described in the report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

No data failures occurred for this assessment from 1939 to the present.

Site Visit

An ERAS representative visited the Property on June 29, 2017. The Property consisted of an approximately 2.18-acre area. At the time of the site inspection the Property was unoccupied and undeveloped.

The Property was in an area of commercial land uses. To the northeast of the Property was General Electric at 5900 Silver Creek Valley Road and to the southeast of the Property was a multi-tenant commercial building at 329-341 Piercy Road. To the southwest of the Property was a shopping center at 5968 through 5988 Silver Creek Valley Road. The shopping center contained North American Title, Niji Sushi Ramen, Julio's Fresh Mex, Genuine Heros, Kumon, Century 21, Balance Yoga Center, Aveda, Swan Pools, State Farm, and Super Low Zone. To the northwest of the Property was Silver Creek Valley Road and across the street were office buildings at 5905 through 5965 Silver Creek Valley Road.

The Property was an undeveloped dirt lot with contained a large amount of vegetation growth. No evidence of development was observed on the Property. One pad mounted transformer was observed along the southwestern side of the Property. No leaks or spills were observed in the vicinity.

No hazardous materials were observed on the Property. Septic systems, drywells or monitoring wells were not observed on the Property by ERAS. No evidence of AST or UST was observed on the Property by ERAS. No evidence of leakage, spillage or dumping of regulated material was observed on the Property by ERAS.

Historical Uses

The Property was vacant from 1939 through the early 1940's. From the mid 1940's through at least 1980 the Property was occupied by a residential house, out buildings (barns), and an orchard. From sometime between 1980 and 1987 through the present the Property has been a vacant undeveloped lot. ERAS understands the Property is being considered for redevelopment with a hotel.

Database Review

The Property and the adjacent sites were not listed on the databases searched for this assessment.

Based on distance, locations or current site status, none of the identified sites are considered threats to the current environmental status of the Property or subsurface soil and groundwater beneath it.

There was no indication that the Property was the site of ongoing subsurface investigations or remedial activities related to any additional release of hazardous materials on the Property, therefore a search for environmental liens for the Property was not considered likely to add additional information for this assessment.

Recognized Environmental Conditions

No recognized environmental conditions (REC), controlled recognized environmental condition (CREC), historical recognized environmental conditions (HREC), or de minimis conditions were identified for the Property.

6.2 Recommendations

No evidence was discovered during this assessment to indicate that activities currently conducted on or near the Property have contributed contamination to soil or groundwater in the surrounding area.

ERAS recommends no further actions pertaining to subsurface environmental conditions at the Property at 5952 Silver Creek Valley Road in San Jose, California.

7.0 REFERENCES AND APPENDICES

Maps, Aerial Photographs, and Other Geographic References

Historical Topographic maps

The United States Geological Survey Topographic Maps dated 1939, 1946, 1955, 1959, 1962, 1963, 1967, 1969, 1975, and 1980 were reviewed online at <http://www.historicaerials.com/>.

Historical Aerial Photographs: ERAS reviewed historical aerial photographs, which included the Property available online at <http://www.historicaerials.com/>. Photographs dated in 1948, 1956, 1960, 1968, 1980, 1987, 1993, 1998, 2002, 2004, 2005, 2009, 2010, and 2012 were reviewed.

Polk and Haines City Directories were reviewed. Directories dated 1939, 1943, 1947, 1952, 1955, 1960, 1965, 1970, 1975, 1981, 1985, 1990-91, 1995-96, 1999-2000, 2005, 2010, and 2015 were reviewed.

Published References

California Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Basin Region (2), December 1986.

EDR First Report, 5952 Silver Creek Valley Road, San Jose, CA 95138 Environmental Data Resources, Inc. July 12, 2017.

Goldman, Harold B., Geology of San Francisco Bay prepared for San Francisco Bay Conservation and Development Commission, February 1967.

Helley, E.J., La Joie, K.R., Spangle, W.E., and Blair, M.L., Flatland Deposits of the San Francisco Bay Region, California - their geology and engineering properties and their importance to comprehensive planning, U.S. Geological Survey Professional Paper 943, 1974.

Records Review, Interviews and Agency Contacts

San Jose Fire Department records request, June 29, 2017.

Santa Clara County Environmental Health Services records request, June 28, 2017.

San Jose Building Department records review, June 29, 2017.

Interview with Property owner, Ms. Katherine Hwang, July 5, 2017.

APPENDIX A
ENVIRONMENTAL PROFESSIONALS RESUME

Andrew Savage

Andrew Savage is a Project Geologist for ERAS Environmental, Inc. Prior to joining ERAS, Mr. Savage was a Geologic Intern at Chevron and a Biological Aide for the Bureau of Reclamations. Mr. Savage holds a Bachelors of Science in Geology from California State University in Chico.

QUALIFICATIONS

Involved in environmental consulting since 2003. Strong technical background in investigative methods, geological and hydrogeological assessment, installation and development of numerous types of monitoring and remediation wells, and data interpretation and evaluation. Proficient in borehole logging, field methods, data collection, and design of subsurface hydrogeological investigations.

Project experience in hazardous material facility closure, soil and groundwater assessment, delineation, monitoring, and remediation, soil gas studies, health and safety plan preparation, permitting, work plan preparation, offsite right of entry issues, and regulatory contact and negotiation for investigations and remediation.

WORK HISTORY

2003-Present: *Project Geologist for ERAS Environmental, Inc., Hayward, California*

Managed and conducted Phase 1 Environmental Site Assessments, Transaction Screens and Phase 2 Assessments for commercial properties throughout Northern California. Management and completion of Phase 2 soil and groundwater sampling projects at former and operating gasoline stations and industrial facilities. Responsible for project initiation, planning, report preparation and technical oversight.

2001-2002: *Biological Aid for the Bureau of Reclamations, Red Bluff, California*

Provided field services for the collection of data.

2001-2003: *Geological Intern for Chevron, San Ramon, California*

Was in charge of managing geologic research information including well logs and reports. Duties also involved working closely with geologists and assisting them with research and gathering data.

EDUCATION AND LICENCES

- ◇ 2002 B.S. Geological Sciences, California State University, Chico
- ◇ 2002 Hazwoper Certification, California State University, Chico
- ◇ 2003-2009 Hazwoper Certification Refresher Courses
- ◇ 2009 Self Performance Self Assessment Training (SPSA)

David Siegel

David Siegel is president of ERAS Environmental, Inc., an environmental consulting company formed in October 1998. Prior to that, Mr. Siegel was principle of Siegel Environmental Consulting Services, formed in February 1994, an environmental consulting company providing due diligence services, geological and hydrogeological research, Phase 2 field services such as groundwater well installation and sampling, waste disposal, project management and remediation planning and permitting.

Before involvement with management of these environmental consulting firms, Mr. Siegel was a Project Hydrogeologist, Project Geologist, and Staff Geologist with three San Francisco Bay Area environmental consulting companies from 1987 to 1998. Mr. Siegel holds a master's degree in geology from California State University East Bay and was a State of California Registered Environmental Assessor II.

QUALIFICATIONS

Experience since 1987 in hazardous materials consulting including due diligence projects, soil and groundwater investigations and remediation, and asbestos surveying. Strong organizational background in project management including budget development and management and client contact and service. Strong technical background in groundwater well design and installation, soil and groundwater chemical data evaluation and hydrogeological assessment. Inspection experience with thousands of commercial sites including retail, office, industrial and residential. Experience providing management, business development, technical oversight, client contact and regulatory agency negotiation and interaction for environmental case closures.

WORK HISTORY

1994-Present: *President of ERAS Environmental, Inc. and Principle of Siegel Environmental*
Management and completion of due diligence projects for a wide variety of commercial properties throughout California. Management and completion of Phase 2 soil and groundwater and asbestos sampling projects at former and operating gasoline stations and industrial facilities. Responsible for project initiation, planning, report preparation and technical oversight. Responsible for business development, client contact and local and state regulatory agency compliance for ongoing investigation, cost recovery and case closures.

1987-1994: *Project Hydrogeologist (McCulley, Frick & Gilman, San Francisco; 1992-1994), Project Manager (Converse Environmental, San Francisco; 1989-1992), Project Manager (Exceltech, Inc., Fremont; 1987-1989)*

Management and completion of environmental and geotechnical investigations involving soil and groundwater contamination. Responsible for project planning, budgeting and operation, professional staff supervision and report completion. Interface with engineers for site remediation planning.

EDUCATION AND LICENCES

1995 to Present - EPA Certified Asbestos Building Inspector

1990 to 2012 - California Registered Environmental Assessor II

1988 - M.S. Geological Sciences, California State University, East Bay

APPENDIX B
LOCATION AND SITE MAPS

0.250 Mile Map

5952 SILVER CREEK VALLEY RD SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 37.258509 Longitude: 121.784363)

▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☐ National Priority List Sites

5905-5965
Silver Creek Valley Road
Office Buildings

SILVER CREEK VALLEY ROAD

5968
Silver Creek Valley Road
North American Title
Niji Sushi Ramen

5978
Silver Creek Valley Road
Julio's Fresh Mex
Genuine Heros
Kumon
Century 21

5988
Silver Creek Valley Road
Balance Yoga Center
Aveda
Swan Pools
State Farm
Super Low Zone

Pad Mounted
Transformer

V a c a n t L o t

5900
Silver Creek Valley Road
GE

329-341
Piercy Road
Multi Tenant Commercial Building

PROPERTY SITE PLAN

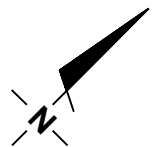
Project No. 17128
5952 Silver Creek Valley Road
San Jose, California

FIGURE 2

July, 2017
Not to Scale

ERAS

Environmental



APPENDIX C
PROPERTY PHOTOGRAPHS



Photograph 1 - View to the southeast of the Property



Photograph 2 - View to the north of the Property



Photograph 3 - View to the east of the Property



Photograph 4 - View to the northwest of the Property

APPENDIX D
EDR FIRST REPORT

5952 SILVER CREEK VALLEY RD
5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

Inquiry Number: 4991168.1s
July 12, 2017

EDR FIRST REPORT

A Search of ASTM E1527-13 §8.2.1 Databases



edrnet.com

800.352.0050

Table of Contents

This report includes a search of reasonably available environmental records to assist the professional in compliance with Section 8.2.1 Standard Federal, State, and Tribal Environmental Record Source of ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Additional environmental records sources may be available for your property.

Target Site: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	121.784363	121.7843630 - 121° 47' 3.70"	Easting: 607800.1
Latitude:	37.258509	37.2585090 - 37° 15' 30.63"	Northing: 4124038.8
Elevation:	203 ft. above sea level		Zone: Zone 10

<u>SECTION</u>	<u>PAGE</u>
Search Summary	ES-1
Sites Sorted by Distance	ES-3
Sites Sorted by Database	ES-4
1 Mile Map	2
0.25 Mile Map	3
Mapped Sites Summary	4
Orphan Summary	OR-1
Records Searched/Data Currency Tracking	GR-1
USGS 7.5 Minute Topographic Map	TM-1

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Search Summary

**TARGET SITE: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
<i>Federal NPL site list</i>										
	NPL	04/05/2017	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/05/2017	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
<i>Federal Delisted NPL site list</i>										
	Delisted NPL	04/05/2017	1.000	0	0	0	0	0	0	0
<i>Federal CERCLIS list</i>										
	FEDERAL FACILITY	11/07/2016	0.500	0	0	0	0	-	0	0
	SEMS	02/07/2017	0.500	0	0	0	0	-	0	0
<i>Federal CERCLIS NFRAP site list</i>										
	SEMS-ARCHIVE	02/07/2017	0.500	0	0	0	0	-	0	0
<i>Federal RCRA CORRACTS facilities list</i>										
	CORRACTS	12/12/2016	1.000	0	0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>										
	RCRA-TSDF	12/12/2016	0.500	0	0	0	0	-	0	0
<i>Federal RCRA generators list</i>										
	RCRA-LQG	12/12/2016	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/12/2016	0.250	0	1	2	-	-	0	3
	RCRA-CESQG	12/12/2016	0.250	0	0	0	-	-	0	0
<i>Federal institutional controls / engineering controls registries</i>										
	LUCIS	12/28/2016	0.500	0	0	0	0	-	0	0
	US ENG CONTROLS	02/13/2017	0.500	0	0	0	0	-	0	0
	US INST CONTROL	02/13/2017	0.500	0	0	0	0	-	0	0
<i>Federal ERNS list</i>										
	ERNS	09/26/2016	TP	0	-	-	-	-	0	0
<i>State- and tribal - equivalent NPL</i>										
	RESPONSE	01/30/2017	1.000	0	0	0	0	0	0	0
<i>State- and tribal - equivalent CERCLIS</i>										
	ENVIROSTOR	01/30/2017	1.000	0	0	0	1	3	0	4

Search Summary

**TARGET SITE: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
State and tribal landfill and/or solid waste disposal site lists										
	SWF/LF	02/13/2017	0.500	0	0	0	0	-	0	0
State and tribal leaking storage tank lists										
	LUST	03/13/2017	0.500	0	0	0	1	-	0	1
	INDIAN LUST	11/14/2016	0.500	0	0	0	0	-	0	0
	SLIC	03/13/2017	0.500	0	0	0	0	-	0	0
	HIST LUST	03/29/2005	0.500	0	0	0	0	-	0	0
State and tribal registered storage tank lists										
	FEMA UST	01/01/2010	0.250	0	0	0	-	-	0	0
	UST	03/12/2017	0.250	0	0	0	-	-	0	0
	AST	07/06/2016	0.250	0	0	0	-	-	0	0
	INDIAN UST	11/14/2016	0.250	0	0	0	-	-	0	0
State and tribal voluntary cleanup sites										
	VCP	01/30/2017	0.500	0	0	0	0	-	0	0
	INDIAN VCP	07/27/2015	0.500	0	0	0	0	-	0	0
State and tribal Brownfields sites										
	BROWNFIELDS	01/03/2017	0.500	0	0	0	0	-	0	0
- Totals --				0	1	2	2	3	0	8

Sites Sorted by Distance

TARGET PROPERTY ADDRESS:

5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft, mi.) DIRECTION
1	ELECTROGLAS INC	6024 SILVER CREEK VA	RCRA-SQG	Higher	646, 0.122, SW
2	STRYKER ENDOSCOPY	5900 OPTICAL CT	RCRA-SQG	Higher	851, 0.161, SSW
3	XERNUS CORP	372 PIERCY RD	RCRA-SQG	Higher	887, 0.168, SE
4	M WEST PROPCO IX, LL	5521 HELLYER AVENUE	ENVIROSTOR	Lower	1375, 0.260, NNW
5	COYOTE CREEK BUSINES	SILVER CREEK VALLEY	LUST	Higher	2333, 0.442, WSW
6	INTEL CORPORATION	300 ENZO DRIVE	ENVIROSTOR	Higher	2969, 0.562, SSE
7	COBHAM DEFENSE ELECT	5300 HELLYER AVENUE	ENVIROSTOR	Higher	3643, 0.690, NNW
8	PROPOSED COSTCO WHOL	GREAT OAKS BOULEVARD	ENVIROSTOR	Lower	4736, 0.897, South

Sites Sorted by Database

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Federal RCRA generators list

RCRA-SQG: RCRA - Small Quantity Generators

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ELECTROGLAS INC	6024 SILVER CREEK VA	SW (0.122 mi. / 646 ft.)	1	4
STRYKER ENDOSCOPY	5900 OPTICAL CT	SSW (0.161 mi. / 851 ft.)	2	4
XERNUS CORP	372 PIERCY RD	SE (0.168 mi. / 887 ft.)	3	4

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
M WEST PROPCO IX, LL Facility Id: 60001755 Status: Inactive - Needs Evaluation	5521 HELLYER AVENUE	NNW (0.260 mi. / 1375 ft.)	4	5
INTEL CORPORATION Facility Id: 71003682 Status: Inactive - Needs Evaluation	300 ENZO DRIVE	SSE (0.562 mi. / 2969 ft.)	6	6
COBHAM DEFENSE ELECT Facility Id: 71004119 Status: Inactive - Needs Evaluation	5300 HELLYER AVENUE	NNW (0.690 mi. / 3643 ft.)	7	6
PROPOSED COSTCO WHOL Facility Id: 60002294 Status: Active	GREAT OAKS BOULEVARD	S (0.897 mi. / 4736 ft.)	8	6

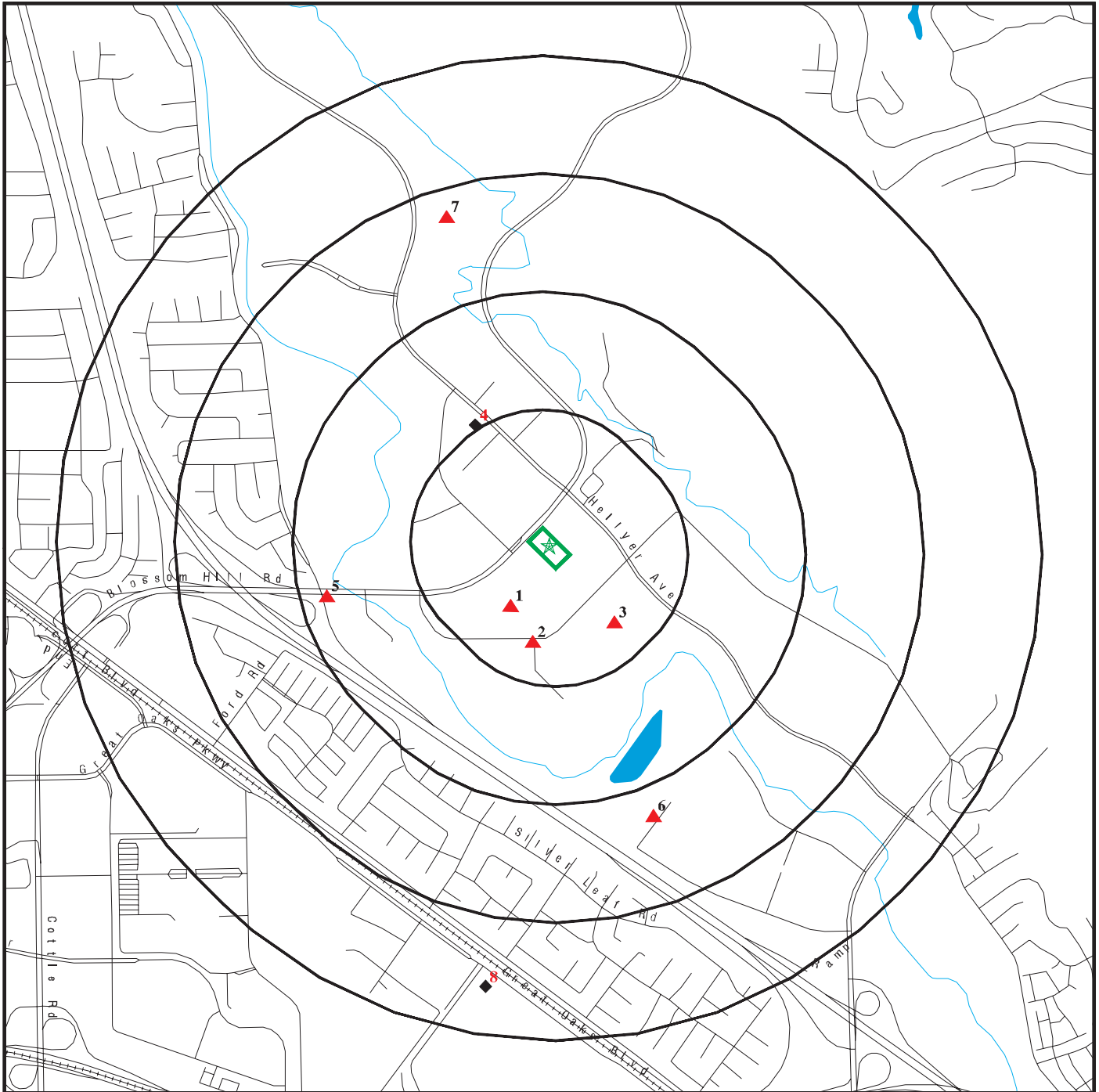
State and tribal leaking storage tank lists

LUST: Geotracker's Leaking Underground Fuel Tank Report

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COYOTE CREEK BUSINES Status: Completed - Case Closed Date Closed: 03/09/1999 Global Id: T0608502138 SCVWD ID: 08S2E07B01F	SILVER CREEK VALLEY	WSW (0.442 mi. / 2333 ft.)	5	5

1.00 Mile Map

5952 SILVER CREEK VALLEY RD SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 37.258509 Longitude: 121.784363)

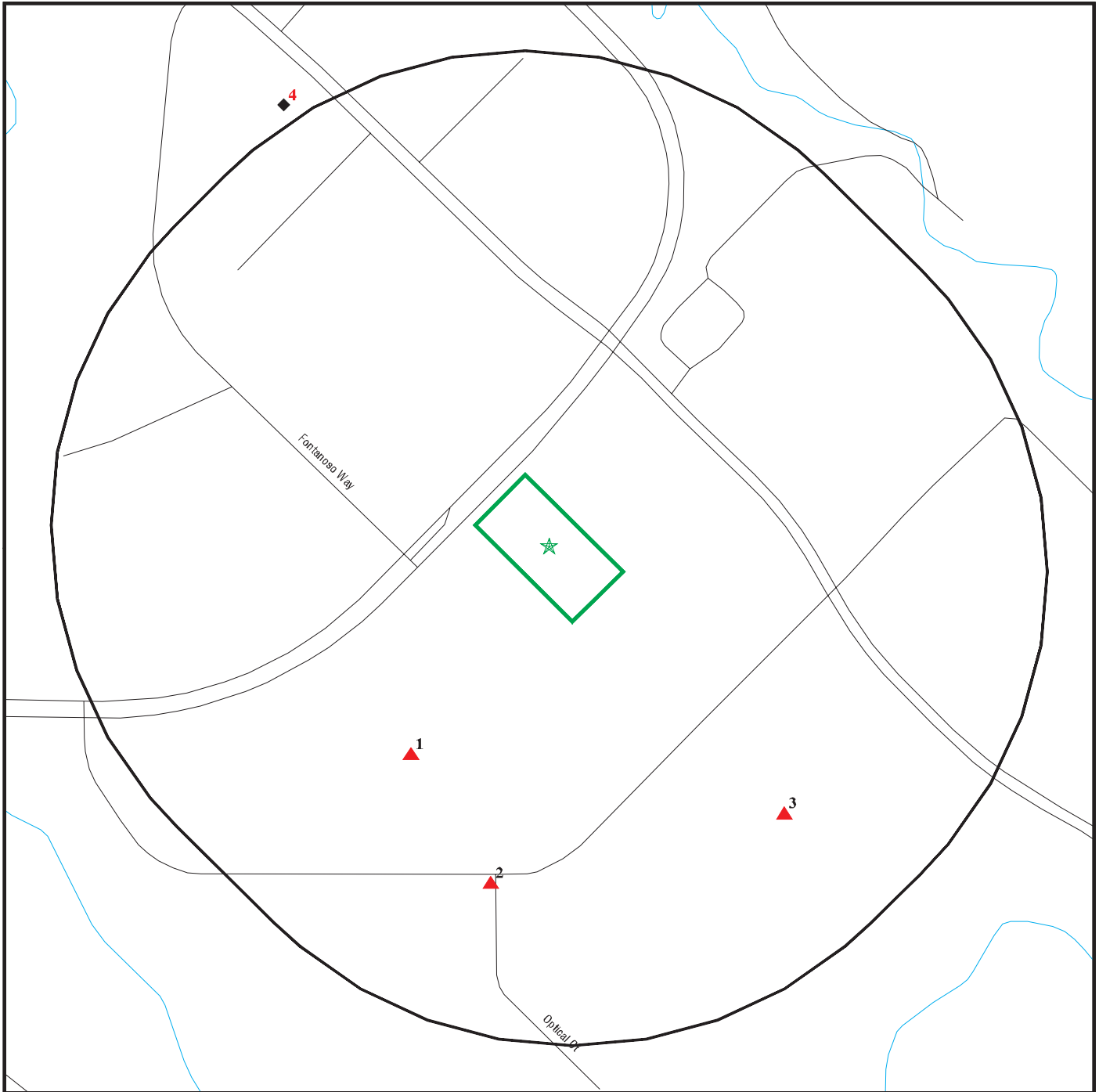
▲ High or Equal Elevation Sites

◆ Low Elevation Sites

■ National Priority List Sites

0.250 Mile Map

5952 SILVER CREEK VALLEY RD SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 37.258509 Longitude: 121.784363)

▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☐ National Priority List Sites

Mapped Sites Summary

Target Property: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

RCRA-SQG							
EDR ID:	1001492851	DIST/DIR:	0.122 SW	ELEVATION:	204	MAP ID:	1
NAME: ELECTROGLAS INC ADDRESS: 6024 SILVER CREEK VA SAN JOSE, CA 95138 SANTA CLARA							
Click here for full text details RCRA-SQG EPA Id: CAR000055749							

RCRA-SQG							
EDR ID:	1006805183	DIST/DIR:	0.161 SSW	ELEVATION:	206	MAP ID:	2
NAME: STRYKER ENDOSCOPY ADDRESS: 5900 OPTICAL CT SAN JOSE, CA 95138 SANTA CLARA							
Click here for full text details RCRA-SQG EPA Id: CAR000124354							

RCRA-SQG							
EDR ID:	1012176087	DIST/DIR:	0.168 SE	ELEVATION:	208	MAP ID:	3
NAME: XERNUS CORP ADDRESS: 372 PIERCY RD SAN JOSE, CA 95138 SANTA CLARA							
Click here for full text details RCRA-SQG EPA Id: CAR000199315							

Mapped Sites Summary

Target Property: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

ENVIROSTOR

EDR ID: S111217022 **DIST/DIR:** 0.260 NNW **ELEVATION:** 202 **MAP ID:** 4

NAME: M WEST PROPCO IX, LL
ADDRESS: 5521 HELLYER AVENUE
SAN JOSE, CA 95138

[Click here for full text details](#)

ENVIROSTOR

Facility Id: 60001755
Status: Inactive - Needs Evaluation

LUST

EDR ID: S110655417 **DIST/DIR:** 0.442 WSW **ELEVATION:** 204 **MAP ID:** 5

NAME: COYOTE CREEK BUSINES
ADDRESS: SILVER CREEK VALLEY
SAN JOSE, CA 95118
SANTA CLARA

[Click here for full text details](#)

LUST

Date Closed: 03/09/1999
Status: Completed - Case Closed
Global Id: T0608502138
SCVWD ID: 08S2E07B01F

[Click here to access the California GeoTracker records for this facility](#)

Mapped Sites Summary

Target Property: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

ENVIROSTOR

EDR ID: S103650600 **DIST/DIR:** 0.562 SSE **ELEVATION:** 209 **MAP ID:** 6

NAME: INTEL CORPORATION
ADDRESS: 300 ENZO DRIVE
SAN JOSE, CA 95138
SANTA CLARA

[Click here for full text details](#)

ENVIROSTOR

Facility Id: 71003682
Status: Inactive - Needs Evaluation

ENVIROSTOR

EDR ID: S105094018 **DIST/DIR:** 0.690 NNW **ELEVATION:** 243 **MAP ID:** 7

NAME: COBHAM DEFENSE ELECT
ADDRESS: 5300 HELLYER AVENUE
SAN JOSE, CA 95138

[Click here for full text details](#)

ENVIROSTOR

Facility Id: 71004119
Status: Inactive - Needs Evaluation

ENVIROSTOR

EDR ID: S118466278 **DIST/DIR:** 0.897 South **ELEVATION:** 201 **MAP ID:** 8

NAME: PROPOSED COSTCO WHOL
ADDRESS: GREAT OAKS BOULEVARD
SAN JOSE, CA 95119
SANTA CLARA

[Click here for full text details](#)

ENVIROSTOR

- Continued on next page -

Mapped Sites Summary

Target Property: 5952 SILVER CREEK VALLEY RD
SAN JOSE, CA 95138

ENVIROSTOR							
EDR ID:	S118466278	DIST/DIR:	0.897 South	ELEVATION:	201	MAP ID:	8
NAME:	PROPOSED COSTCO WHOL						
ADDRESS:	GREAT OAKS BOULEVARD						
	SAN JOSE, CA 95119						
	SANTA CLARA						
Facility Id: 60002294							
Status: Active							

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Gov Date	Arvl Date	Active Date	Last EDR Contact
CA	AST	Aboveground Petroleum Storage Tank Facilities	07/06/2016	07/12/2016	09/19/2016	06/21/2017
CA	BROWNFIELDS	Considered Brownfields Sites Listing	01/03/2017	01/04/2017	03/02/2017	06/28/2017
CA	ENVIROSTOR	EnviroStor Database	01/30/2017	01/31/2017	05/23/2017	05/02/2017
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	03/13/2017	03/14/2017	05/02/2017	06/14/2017
CA	LUST REG 1	Active Toxic Site Investigation	02/01/2001	02/28/2001	03/29/2001	08/01/2011
CA	LUST REG 2	Fuel Leak List	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	LUST REG 3	Leaking Underground Storage Tank Database	05/19/2003	05/19/2003	06/02/2003	07/18/2011
CA	LUST REG 4	Underground Storage Tank Leak List	09/07/2004	09/07/2004	10/12/2004	09/06/2011
CA	LUST REG 5	Leaking Underground Storage Tank Database	07/01/2008	07/22/2008	07/31/2008	07/01/2011
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	09/09/2003	09/10/2003	10/07/2003	09/12/2011
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	06/07/2005	06/07/2005	06/29/2005	09/12/2011
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	02/26/2004	02/26/2004	03/24/2004	08/01/2011
CA	LUST REG 8	Leaking Underground Storage Tanks	02/14/2005	02/15/2005	03/28/2005	08/15/2011
CA	LUST REG 9	Leaking Underground Storage Tank Report	03/01/2001	04/23/2001	05/21/2001	09/26/2011
CA	RESPONSE	State Response Sites	01/30/2017	01/31/2017	05/23/2017	05/02/2017
CA	SLIC	Statewide SLIC Cases (GEOTRACKER)	03/13/2017	03/14/2017	05/02/2017	06/14/2017
CA	SLIC REG 1	Active Toxic Site Investigations	04/03/2003	04/07/2003	04/25/2003	08/01/2011
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/18/2006	05/18/2006	06/15/2006	07/18/2011
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	11/17/2004	11/18/2004	01/04/2005	07/01/2011
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/01/2005	04/05/2005	04/21/2005	09/12/2011
CA	SLIC REG 6L	SLIC Sites	09/07/2004	09/07/2004	10/12/2004	08/15/2011
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/24/2005	05/25/2005	06/16/2005	08/15/2011
CA	SLIC REG 7	SLIC List	11/24/2004	11/29/2004	01/04/2005	08/01/2011
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/03/2008	04/03/2008	04/14/2008	09/12/2011
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/10/2007	09/11/2007	09/28/2007	08/08/2011
CA	SWF/LF (SWIS)	Solid Waste Information System	02/13/2017	02/15/2017	05/02/2017	05/17/2017
CA	UST	Active UST Facilities	03/12/2017	03/16/2017	05/12/2017	06/14/2017
CA	UST MENDOCINO	Mendocino County UST Database	03/09/2017	03/17/2017	05/23/2017	05/24/2017
CA	VCP	Voluntary Cleanup Program Properties	01/30/2017	01/31/2017	05/23/2017	05/02/2017
US	BRS	Biennial Reporting System	12/31/2013	02/24/2015	09/30/2015	05/26/2017
US	CORRACTS	Corrective Action Report	12/12/2016	12/28/2016	02/10/2017	06/29/2017
US	Delisted NPL	National Priority List Deletions	04/05/2017	04/21/2017	05/12/2017	06/09/2017
US	ERNS	Emergency Response Notification System	09/26/2016	09/29/2016	11/11/2016	06/28/2017
US	FEDERAL FACILITY	Federal Facility Site Information listing	11/07/2016	01/05/2017	04/07/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	12/31/2005	02/06/2006	01/11/2007	04/14/2017
US	FEMA UST	Underground Storage Tank Listing	01/01/2010	02/16/2010	04/12/2010	04/11/2017
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	11/14/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	10/07/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	04/28/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	11/14/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	10/01/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	09/01/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	10/17/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	10/06/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	11/14/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	10/07/2016	01/26/2017	05/05/2017	04/28/2017

RECORDS SEARCHED / DATA CURRENCY TRACKING

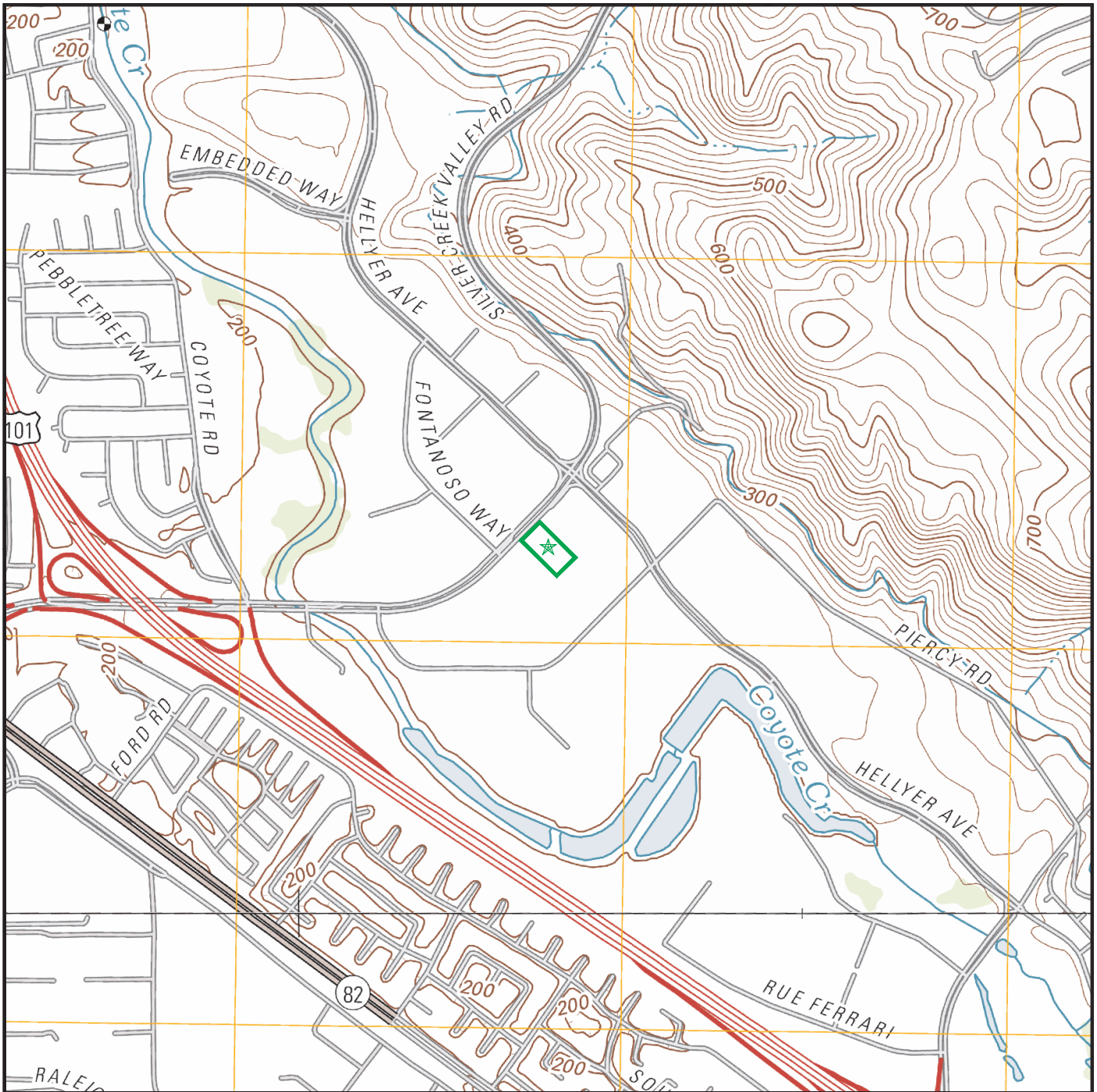
St	Acronym	Full Name	Gov Date	Arvl. Date	Active Date	Last EDR Contact
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	04/28/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	01/14/2017	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	10/01/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	09/01/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	10/17/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	10/06/2016	01/26/2017	05/05/2017	04/28/2017
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	07/27/2015	09/29/2015	02/18/2016	06/27/2017
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	03/20/2008	04/22/2008	05/19/2008	04/20/2009
US	LUCIS	Land Use Control Information System	12/28/2016	01/04/2017	04/07/2017	05/15/2017
US	NPL	National Priority List	04/05/2017	04/21/2017	05/12/2017	06/08/2017
US	NPL LIENS	Federal Superfund Liens	10/15/1991	02/02/1994	03/30/1994	08/15/2011
US	PRP	Potentially Responsible Parties	10/25/2013	10/17/2014	10/20/2014	06/06/2017
US	Proposed NPL	Proposed National Priority List Sites	04/05/2017	04/21/2017	05/12/2017	06/09/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	12/12/2016	12/28/2016	02/10/2017	06/29/2017
US	RCRA-LQG	RCRA - Large Quantity Generators	12/12/2016	12/28/2016	02/10/2017	06/29/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	12/12/2016	12/28/2016	02/10/2017	06/29/2017
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	12/12/2016	12/28/2016	02/10/2017	06/29/2017
US	SEMS	Superfund Enterprise Management System	02/07/2017	04/19/2017	05/05/2017	06/08/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	02/07/2017	04/19/2017	05/05/2017	06/08/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (10/12/2016	10/26/2016	02/03/2017	06/21/2017
US	US AIRS MINOR	Air Facility System Data	10/12/2016	10/26/2016	02/03/2017	06/21/2017
US	US ENG CONTROLS	Engineering Controls Sites List	02/13/2017	02/28/2017	06/09/2017	05/31/2017
US	US INST CONTROL	Sites with Institutional Controls	02/13/2017	02/28/2017	06/09/2017	05/31/2017

STREET AND ADDRESS INFORMATION

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USGS 7.5 Minute Topographic Map

5952 SILVER CREEK VALLEY RD SAN JOSE, CA 95138



Map Image Position: TP
Map Reference Code & Name: 5640414 San Jose East
Map State(s): CA
Version Date: 2012
Map Image Position: S
Map Reference Code & Name: 5640420 Santa Teresa Hills
Map State(s): CA
Version Date: 2012

EDR First Report

EDR Reference Code (EDR internal use only): 4991168.1s

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APPENDIX E

SITE ASSESSMENT CHECKLIST AND ASTM TRANSACTION SCREEN AND ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Site:	S952 Silver Creek Valley Rd, San Jose									
Inspector:	Andrew Savage									
Non Facility Visitors:				Weather Conditions:	Clear/Warm					
1. Topography / Fill Areas:	Flat									
2. Soil Geology	Urban									
3. Groundwater	Shallow									
4. Vegetation	Weeds									
5. Wetlands	None									
6. Drainage (describe below)										
a) Building	to Ground									
b) Site	to Ground									
c) Regional	to Coyote Creek									
7. Utilities										
a) Public	<input type="checkbox"/>	Drinking Water	<input type="checkbox"/>	Electric	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Waste Water Sewer	<input type="checkbox"/>	Heating / Nat. Gas
b) Private (Identify)										
8. Evidence of Contamination ; Note environmental features (e.g. asbestos, sloppy housekeeping, hazardous chemicals, storage areas, containment structures)										
9. Building Information										
a) General										
Building number:	0									
Age:										
Construction:										
Type										
Features:										
b) Building Interior										
Odors:	No Building									
Spillage										
Potential Asbestos										
Housekeeping										
c) Building Exterior										
Condition	No Building									
No. of transformers										
Area(s) of stained soil	no									
Area(s) of stressed vegetation	no									
Qty of USTs	0	Age		Size						
Qty of ASTs	0	Age		Size						
10. Storage Area(s) Condition										
Qty of Drums	0	Type								
Qty of Gas Cylinders	0	Type								
Waste Removal Storage Containers	no	Quantity		Type						
Debris	no	Quantity		Type						
Signature:										

Date: 5-Jul-17

Site Address: 5952 Silver Creek Valley Rd., San Jose

Person Interviewed/Title:

Katherine Huang, Owner

ASTM Transaction Screen and Environmental Site Assessment Questionnaire

	Owner	Occupants	Observed during site visit
1. Is the property or any adjoining site used for an industrial use?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
2. To the best of your knowledge, has the property or any adjoining site been used for an industrial use?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
3. Is the property or any adjoining site used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard, landfill, or waste storage, disposal, processing or recycling?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
4. To the best of your knowledge, has the Property or any adjoining site been used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard or for waste storage, disposal, processing or recycling?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
5. Are there, or has there been to the best of your knowledge, discarded batteries or pesticides, paints, or other chemicals in more than 5 gallon containers or 50 gallons in total stored or used at the Property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
6. Are there, or has there been to the best of your knowledge, any industrial drums (usually 55 gallon) or sacks of chemicals on the Property	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
7. Are there, or has there been to the best of your knowledge, any fill dirt from a contaminated or unknown site put on the property	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
8. Are there, or has there been to the best of your knowledge, any pits, ponds or lagoons on the Property in connection with waste treatment or disposal?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
9. Is there, or has there been to the best of your knowledge, any stained soil or ground on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>

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or
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Site Address: 5952 Silver Creek Valley Rd., San Jose

	Owner	Occupants	Observed during site visit
10. Are there, or has there been to the best of your knowledge any registered or unregistered underground (UST) or above ground (AST) storage tanks on the property?	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk
11. Are there, or has there been to the best of your knowledge, any vent pipes, fill pipes or access ways indicating a fill pipe on the Property?	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk
12. Are there, or has there been to the best of your knowledge, any flooring, drains, or walls on the Property that are stained by substances other than water or are emitting foul odors?	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk
13. If the Property is served by a non public water system, is there any indication that the water supply was contaminated or were contaminants identified that exceeded guidelines.	Yes <u>No</u> Unk	Yes No Unk	N/A Yes No Unk
14. Does the owner or occupant have knowledge of liens or governmental notification relating to violations of environmental law	Yes <u>No</u> Unk	Yes No Unk	Yes No Unk
15. Does the owner or occupant have knowledge of the current or past presence of hazardous substances or petroleum products on the Property?	Yes <u>No</u> Unk	Yes No Unk	Yes No Unk
16. Does the owner or occupant have knowledge of any environmental site assessment that indicated the presence of contamination or recommended further assessment	Yes <u>No</u> Unk	Yes No Unk	Yes No Unk
17. Does the owner or occupant have knowledge of past, threatened or pending lawsuits regarding a release of any hazardous release of any hazardous substance on the Property.	Yes <u>No</u> Unk	Yes No Unk	Yes No Unk
18. Does the Property discharge waste water, other than storm or sanitary water into sewer?	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk
19. Is there any evidence to the best of your knowledge that hazardous substances, tires, batteries or other waste materials have been dumped, buried, or burned on the Property.	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk
20. Is there a transformer, capacitor or other hydraulic equipment for which there are records indicating the presence of PCB's.	Yes <u>No</u> Unk	Yes No Unk	Yes <u>No</u> Unk

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or
info@eras.biz

Site Address: 5952 Silver Creek Valley Rd., San Jose

How long have you owned the Property and who have the occupants been? What has the Property been used for in the past? (please provide duration)

Over 22 years, we have owned the property.

The property has been vacant land for the entire duration.

Who Occupied the Property prior to you?

Do not know.

Interviewee Signature: Katherine Hwang
Interviewee Printed Name: Katherine Hwang
Date: 7/5/2017
Phone Number: 415-423-4224

Interviewer Signature: [Signature]
Interviewer Printed Name: Andrew Savage